

## Pine Valley

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### Key Issues

Retain the existing commercial uses in Pine Valley and Guatay

### Planning Group Direction

- Recognize existing commercial land uses
- For all changes, Planning Group “approves the designation in concept, reserving the right to revisit the designation and apply specific zoning for each individual property when zoning information becomes available”
- Current Office Professional designations that have a history of only residential use should be designated as residential
- Recommend Medium Impact Industrial designations in Guatay for Industrial type uses

### Additional Staff Analysis/ Recommendations

With a few exceptions Staff supports Planning Group direction

- Designate residential request (Ward) with a Rural Commercial designation. Rural Commercial will allow residential use and will lift non-conforming status
- There are no other Industrially designated lands within the community or sub-region to which an Industrial use can move, therefore, where the use is a legal use, an industrial designation has been applied to the property

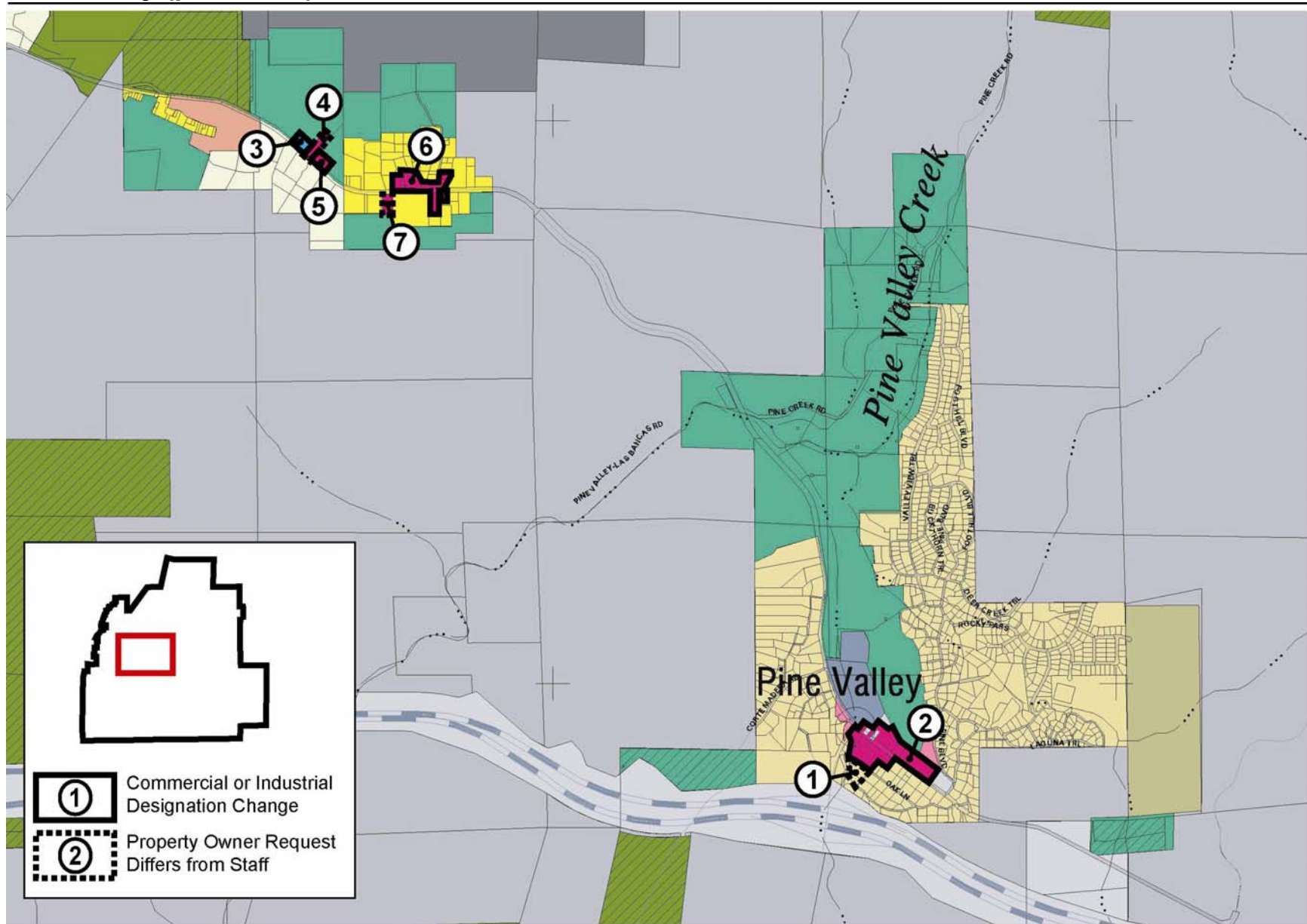
### ERA Needs Analysis (all numbers in acres)

	<b>Projected Demand</b>	<b>Existing General Plan</b>	<b>Surplus/ (Deficit)</b>	<b>Proposed General Plan</b>	<b>Surplus/ (Deficit)</b>
Commercial	8	17	9	17	9
Industrial <sup>1</sup>	5	15	10	2	(3)
Office <sup>1</sup>	2	10	8	10	8

<sup>1</sup> Industrial and Office numbers are for the entire Central Mountain Subregion

Note: All numbers are rounded to the nearest whole number

Source: Economics Research Associates, County of San Diego

**Pine Valley (portion of)**

#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff	CPG/CSG	Owner		
1	(VR 2) Village Residential	(VR 2) Village Residential	Residential designation (various)	<p><i>Total Area:</i> Approx. 4 acres</p> <p><i>Current Use:</i> Residential</p> <p><i>Existing GP:</i> (11) Office Professional</p>	<ul style="list-style-type: none"> <li>• Three properties located behind commercial properties. In proximity to Old Hwy 80</li> <li>• During last update, CPG had felt a commercial use might be appropriate in the future. None was ever built and site has always been residential</li> <li>• Located within existing country town boundaries</li> <li>• No formal request, however property owners have indicated to group that they are comfortable with a residential designation</li> <li>• Support Planning Group recommendation</li> </ul>
2	(C-4) Rural Commercial	(C-4) Rural Commercial	No recommendation submitted	<p><i>Total Area:</i> Approx. 15.85 acres</p> <p><i>Current Use:</i> Commercial</p> <p><i>Existing GP:</i> (13) General Commercial</p>	<ul style="list-style-type: none"> <li>• Recognize existing uses</li> <li>• Compact area of historically established commercial development</li> <li>• Access from main road (Old Hwy 80)</li> <li>• Existing uses are compatible with community's rural character</li> <li>• Support Planning Group recommendation</li> </ul>

#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff	CPG/CSG	Owner		
3	(I-2) Medium Impact Industrial	(I-2) Medium Impact Industrial	(I-2) Medium Impact Industrial <b>(Thing)</b>	<p><i>Total Area:</i> 1.33 acres</p> <p><i>Current Use:</i> Water well drilling equipment storage</p> <p><i>Existing GP:</i> (14) Service Commercial</p>	<ul style="list-style-type: none"> <li>• Recognize existing uses</li> <li>• Direct access to a main road (Old Hwy 80)</li> <li>• Located away from core area of rural type commercial development in Guatay</li> <li>• Outdoor heavy construction equipment storage is primary use</li> <li>• Adjacent to low densities</li> <li>• No other location within Central Mountain sub-region where owner could relocate operation</li> <li>• Support Planning Group recommendation</li> </ul>
4	(C-4) Rural Commercial	Residential	Residential <b>(Ward)</b>	<p><i>Total Area:</i> 1.95 acres</p> <p><i>Current Use:</i> Residential</p> <p><i>Existing GP:</i> (14) Service Commercial</p>	<ul style="list-style-type: none"> <li>• Wants to continue current use, and add another residential use on property. Commercial designation applied during previous update, making current residential use nonconforming</li> <li>• Past used as a County Road Service Yard</li> <li>• Tier 1 habitat sensitivity constrains majority of the properties</li> <li>• Recognize existing use</li> </ul>

#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff	CPG/CSG	Owner		
5	(C-4) Rural Commercial	Maintain existing uses	No recommendation submitted	<i>Total Area:</i> 7.15 acres  <i>Current Use:</i> Residential  <i>Existing GP:</i> (14) Service Commercial	<ul style="list-style-type: none"> <li>• Located away from core area of commercial development in Guatay</li> <li>• Commercial designation on small portion of property which fronts Old Hwy 80</li> <li>• Direct access to a main road (Old Hwy 80)</li> <li>• Located within existing country town boundaries</li> </ul>
6	(C-4) Rural Commercial	(C-4) Rural Commercial	No recommendation submitted	<i>Total Area:</i> 6.85  <i>Current Use:</i> Various Commercial  <i>Existing GP:</i> (14) Service Commercial	<ul style="list-style-type: none"> <li>• Elimination of the Service Commercial designation necessitated changes made</li> <li>• Consistent with the character of the community</li> <li>• Existing uses are recognized</li> <li>• Support Planning Group recommendation</li> <li>• Direct access to main road (SR94)</li> <li>• Core area of commercial</li> </ul>
7	(SR-1) Semi-Rural Residential	(I-2) Medium Impact Industrial	(I-2) Medium Impact Industrial <b>(Raybould)</b>	<i>Total Area:</i> 1.4 acres  <i>Current Use:</i> Commercial  <i>Existing GP:</i> (1) Residential	<ul style="list-style-type: none"> <li>• Outdoor storage of heavy equipment for backhauling, trenching and excavation</li> <li>• Industrial designation inappropriate considering adjacent residential property (Pine Valley Trailer Park to east)</li> <li>• No existing permit to indicate commercial or industrial use allowed on property</li> </ul>